

Landlords – make your property a cut above the rest!

The number of properties available to rent in Cambridge is rising, so you need to work hard to make yours stand out. Here are a few hints to get you started:

Location

Consider carefully what the benefits of your property's location are, so you can emphasise them to potential tenants. Look at the map, or have a stroll around the area and take careful note of what's nearby. A nearby gym, park, school - or Chinese take-away! - could all be vital plus points to tenants, depending on their needs and interests. Communications access is also key, so make sure you know the distances from your property to train and bus stations, and the main artery roads around Cambridge.

Furnishings

At the very least rented properties should have floor covering, curtains, lampshades and white goods (cooker, fridge/freezer and washing machine). Don't hesitate to redecorate if at all necessary – a fresh lick of paint can make all the difference. Unless you are very confident with colour, stick to neutral shades which coordinate – a blue carpet with brown curtains is unlikely to wow anyone.

Furniture

As with furnishings, match the quality of furniture with that of your property and the type of tenant you hope to attract. Again, coordination is important. Filling your property with an odd collection of jaded second-hand furniture will not save you money in the long run. Instead, you may want to shop around for good value, attractive suites in the sales.

Cleanliness and tidiness

A grimy basin, stained carpet or loose handle is instantly off-putting and gives the impression you don't value your property much. Attending to the overdue DIY jobs, tidying the garden, and making every corner of the property shine of course requires time, effort and money, but is worth it. Not only will you attract tenants more easily, but they will be more motivated to keep your property in good condition if it starts that way.

These are just a few pointers to what discerning tenants are looking for. Hopefully they'll make the difference between your property languishing in the rental doldrums or being snapped up!

Further information:

Call Trevor Hames on 01223 322 277